COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

55 September 29, 2026

EDWARD YEN
EXECUTIVE OFFICER

September 29, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

WATER RESOURCES CORE SERVICE AREA
GRANT A PORTION OF SURPLUS PROPERTY FROM
THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE
TO WH CASTAIC 497, LLC IN EXCHANGE FOR PROPERTY NEEDED FOR THE
DISTRICT'S USE FOR CERTIFICATE OF COMPLIANCE FOR LOT LINE
ADJUSTMENT ASSESSOR IDENTIFICATION NO. 2866-062-903
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to exchange portions of Assessor Identification No. 2866-062-903, owned by the Los Angeles County Waterworks District No. 36, Val Verde, in the unincorporated community of Castaic, for a portion of the adjacent Assessor Identification No. 3247-071-003, owned by WH Castaic 497, LLC. The acquired property is needed by Waterworks District No. 36, Val Verde, for the future operation and maintenance of the Williams Ranch East Pump Station.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE:

1. Determine that the recommended actions are within the scope of the Williams Ranch Project impacts analyzed in an Environmental Impact Report previously certified by the Board.

2. Find that the fee interest in the affected portions of Assessor Identification No. 2866-062-903 is no longer required for the purpose of the Los Angeles County Waterworks District No. 36, Val Verde.

3. Find that the affected portions of the real property identified as Assessor Identification No. 2866-

062-903 and owned by Los Angeles County Waterworks District No. 36, Val Verde, are exempt surplus land under the provisions of the Surplus Land Act pursuant California Government Code, Section 54221 (f)(1)(C), because the surplus land is being exchanged for property necessary for the future operation and maintenance of the Williams Ranch East Pump Station by the Los Angeles County Waterworks District No. 36, Val Verde.

4. Approve the grant of portions of Assessor Identification No. 2866-062-903 owned by the Los Angeles County Waterworks District No. 36, Val Verde, to WH Castaic 497, LLC.

5. Delegate authority to the Director of Public Works or his designee to execute the Grant Deed, Certificate of Compliance for Lot Line Adjustment, and any necessary transactional documents and deeds, subject to approval as to form by County Counsel, and authorize their delivery to WH Castaic 497, LLC.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the proposed land transactions are within the scope of the previously certified Environmental Impact Report (EIR) for the Williams Ranch Project and to approve the Los Angeles County Waterworks District No. 36, Val Verde (District), granting portions of Assessor Parcel Identification No. 2866-062-903, as shown on the maps attached to the enclosed Grant Deed documents (Enclosures A and B), in exchange for another property necessary for the District's use. None of the characteristics specified in California Government Code Section 54221(f)(2) apply to the surplus land.

In 2025, to accelerate construction of the Williams Ranch East Pump Station, WH Castaic 497, LLC granted to the District a portion of Assessor Identification No. 3247-071-003 for the District's future operation and maintenance of the pump station and associated ingress and egress. Consequently, WH Castaic 497, LLC needs to replace the property previously granted to the District to maintain the open space required under the Williams Ranch Project's approved map. The proposed grant would satisfy that need while providing the District with another property necessary for its future operation and maintenance of the Williams Ranch East Pump Station, once transferred to the District.

The recommended actions would benefit the County and District because the District's future operation and maintenance of the Williams Ranch East Pump Station would provide water service to the area and the grants would provide the District with property necessary for its use in connection with operating and maintaining the Williams Ranch East Pump Station while eliminating the expense and risk associated with maintaining the exempt surplus land.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by promoting fiscal responsibility and eliminating liability to the District.

FISCAL IMPACT/FINANCING

There would be no impact to the County General Fund.

There would be no monetary consideration for the exchange of real property related to the Williams Ranch Project since WH Castaic 497, LLC granted the District real property in exchange for the

District's real property.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed grants of real property by the District are authorized by California Water Code Section 55371, which states: "The board may sell, exchange, or lease any property, or any interest in property, of the district, real or personal, if the board determines that the property is no longer needed for the uses of the district." Also, pursuant to Los Angeles County Code Section 2.18.026, the Director is authorized to accept and consent to the recordation of any deed or grant conveying any interest in any real property to the District.

Additionally, the proposed grants are exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code Section 54221(f)(1)(C) because the District's surplus land is being exchanged for another property necessary for the District's use.

If approved by the Board, County Counsel will approve as to form the Grant Deed documents prior to execution by the Director or his designee and the documents will be recorded.

ENVIRONMENTAL DOCUMENTATION

On October 31, 2017, the Board, acting on behalf of the County as lead agency for the Williams Ranch Project, certified the Final EIR for Revised Vesting Tentative Tract Map (VTTM) No. 52584-1, adopted the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, and approved Revised VTTM No. 52584-1, subject to the conditions of approval. Subsequently, a hearing officer approved an amendment to the Revised VTTM No. 52584-1 on February 5, 2019, and certified an addendum to the Final EIR. The Final EIR included analysis of one booster station as part of the Williams Ranch Project; said booster station is now known as the Williams Ranch East Pump Station.

The recommended actions are within the scope of the project in the previously certified EIR. There are no changes to the project or to the circumstances under which the project is undertaken that require further review under the California Environmental Quality Act.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the Notice to the County's website in accordance with Section 21092.2.

The previously certified EIR, certified Addendum, the Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program can be viewed at Los Angeles County Public Works, Waterworks Division, 1000 South Fremont Avenue, Building A9-East, 4th Floor, Alhambra, California 91803, as well as online at: https://pw.lacounty.gov/core-service-areas/water-resources/waterworksdistricts/district-36/.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Waterworks Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director

MP:CTH:yg

Enclosures

c: Auditor-Controller (Accounting Division – Asset Management)
Chief Executive Office (Christine Frias, Cynthia Zapata)
County Counsel (Tiffany Shin)
Executive Office, Board of Supervisors

ORIGINAL

ENCLOSURE A

RECORDING REQUESTED BY
Department of Regional Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENT TO:
WH Castaic 497, LLC
21080 Centre Pointe Parkway, Suite 101
Santa Clarita, CA 91350
Attention: Lance K. Williams

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned Grantor(s) Declare(s)
Documentary Transfer Tax is $ _____0_____

(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale
(X) Unincorporated area

Assessor's Identification Number(s):
2866-062-903 (Portion)

The value of the property in this conveyance, exclusive of liens and encumbrances is $100.00 or less, and there is no additional consideration received by the grantor, R & T 11911.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE,** a governmental agency, (hereinafter referred to as DISTRICT) does hereby grant to **WH CASTAIC 497, LLC, a Delaware limited liability company**, all the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" and shown on Exhibit "B", both exhibits attached hereto and by this reference made a part hereof.

Pursuant to the authority delegated by the Board of Supervisors of the County of Los Angeles, as governing body of the DISTRICT, this Grant Deed document has been executed on behalf of said DISTRICT by the District Engineer of the Los Angeles County Waterworks District No. 36, Val Verde, or her designee on the _____ day of _____, 20_____.

APPROVED AS TO FORM:

DAWYN R. HARRISON
COUNTY COUNSEL

By _____
Deputy

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE, a governmental agency

By_____
Carolina T Hernandez, District Engineer

NOTE: AS REQUIRED BY SECTION 66412(D) OF THE SUBDIVISION MAP ACT, THE HEREIN DESCRIBED PARCEL IS BEING GRANTED TO REFLECT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO._____, IN THE UNINCORPORATED LOS ANGELES COUNTY, STATE OF CALIFORNIA, RECORDED _____ AS DOCUMENT NO. _____, OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

Parcel Location:
Heritage Way & Hasley Canyon Rd.,
Val Verde, CA 91350
A.P.N. 2866-062-903
I.M. 279-077
S.D. 5
Waterworks District No. 36, Val Verde
Specification No. 36-84 (pc)
Distribution Map No. I-15

DRAFT

ACKNOWLEDGMENT FORM
(FOR COUNTY USE ONLY)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On _____, before me, _____, Deputy County Clerk of the County of Los Angeles, personally appeared _____ _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Deputy County Clerk of the County of Los Angeles (Seal)

DRAFT

APPROVED as to title and execution

_____, 20_____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By_____

P:CONF:ACK5 RVSD 9919

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 111 OF TRACT NO. 52584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 1447, PAGES 65 THROUGH 89 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 111; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 111, NORTH 00°02'11" EAST 30.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.54 FEET TO WHICH A RADIAL LINE BEARS SOUTH 00°52'53" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°39'10" AN ARC LENGTH OF 53.24 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°27'04" WEST 33.79 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 111; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'49" WEST 52.85 FEET TO **THE POINT OF BEGINNING.**

ALL AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

CONTAINING 1,668 SQUARE FEET, MORE OR LESS.

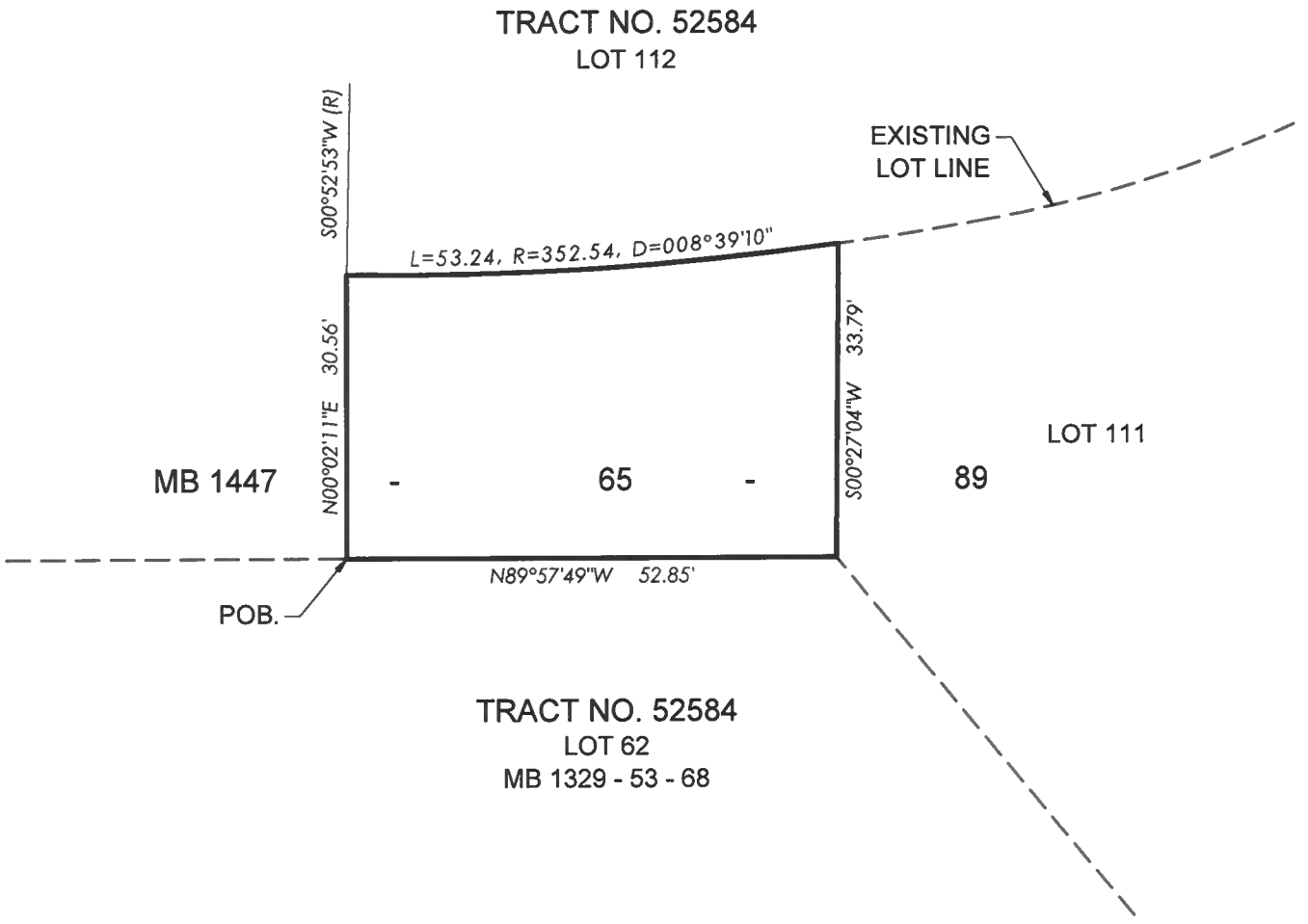
Legal Description prepared by
or under the supervision of:

Eric W. Metz, L.S. 9198

12-11-25

SHEET 1 OF 1

EXHIBIT "B"



0 20' 40'

1 in = 20 ft

LEGEND

POB - POINT OF BEGINNING

LICENSED LAND SURVEYOR
ERIC W. METZLER
NO. 9198
STATE OF CALIFORNIA

12-11-25

ORIGINAL

ENCLOSURE B

RECORDING REQUESTED BY
Department of Regional Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENT TO:
WH Castaic 497, LLC
21080 Centre Pointe Parkway, Suite 101
Santa Clarita, CA 91350
Attention: Lance K. Williams

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned Grantor(s) Declare(s)
Documentary Transfer Tax is $ _____0_____

(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale
(X) Unincorporated area

Assessor's Identification Number(s):
2866-062-903 (Portion)

The value of the property in this conveyance, exclusive of liens and encumbrances is $100.00 or less, and there is no additional consideration received by the grantor, R & T 11911.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE,** a governmental agency, (hereinafter referred to as DISTRICT) does hereby grant to **WH CASTAIC 497, LLC, a Delaware limited liability company**, all the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" and shown on Exhibit "B", both exhibits attached hereto and by this reference made a part hereof.

Pursuant to the authority delegated by the Board of Supervisors of the County of Los Angeles, as governing body of the DISTRICT, this Grant Deed document has been executed on behalf of said DISTRICT by the District Engineer of the Los Angeles County Waterworks District No. 36, Val Verde, or her designee on the _____ day of _____, 20_____.

APPROVED AS TO FORM:

DAWYN R. HARRISON
COUNTY COUNSEL

By _____
Deputy

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE, a governmental agency

By_____
Carolina T Hernandez, District Engineer

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Parcel Location:
Heritage Way & Hasley Canyon Rd.,
Val Verde, CA 91350
A.P.N. 2866-062-903
I.M. 279-077
S.D. 5
Waterworks District No. 36, Val Verde
Specification No. 36-84 (pc)
Distribution Map No. I-15

DRAFT

ACKNOWLEDGMENT FORM
(FOR COUNTY USE ONLY)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On _____, before me, _____, Deputy County Clerk of the County of Los Angeles, personally appeared _____ _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Deputy County Clerk of the County of Los Angeles (Seal)

DRAFT

APPROVED as to title and execution

_____, 20_____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By_____

P:CONF:ACK5 RVSD 9919

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BEGINNING AT THE NORTHERLY TERMINUS OF THAT COURSE IN WESTERLY LINE OF SAID LOT 111 OF TRACT NO. 52584 SHOWN ON SAID MAP AS NORTH 39°37'34" WEST WITH A LENGTH OF 59.51 FEET; THENCE LEAVING SAID WESTERLY LINE OF LOT 111 NORTH 00°27'04" EAST 33.79 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 112, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.54 FEET TO WHICH A RADIAL LINE BEARS SOUTH 07°46'17" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'06" AN ARC LENGTH OF 15.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 149.66 FEET TO WHICH A RADIAL LINE BEARS SOUTH 10°19'23" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'14" AN ARC LENGTH OF 79.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 111; THENCE ALONG THE EASTERLY LINE OF SAID LOT 111 SOUTH 00°34'00 EAST 13.81 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 56°59'03 WEST 103.95 FEET TO **THE POINT OF BEGINNING.**

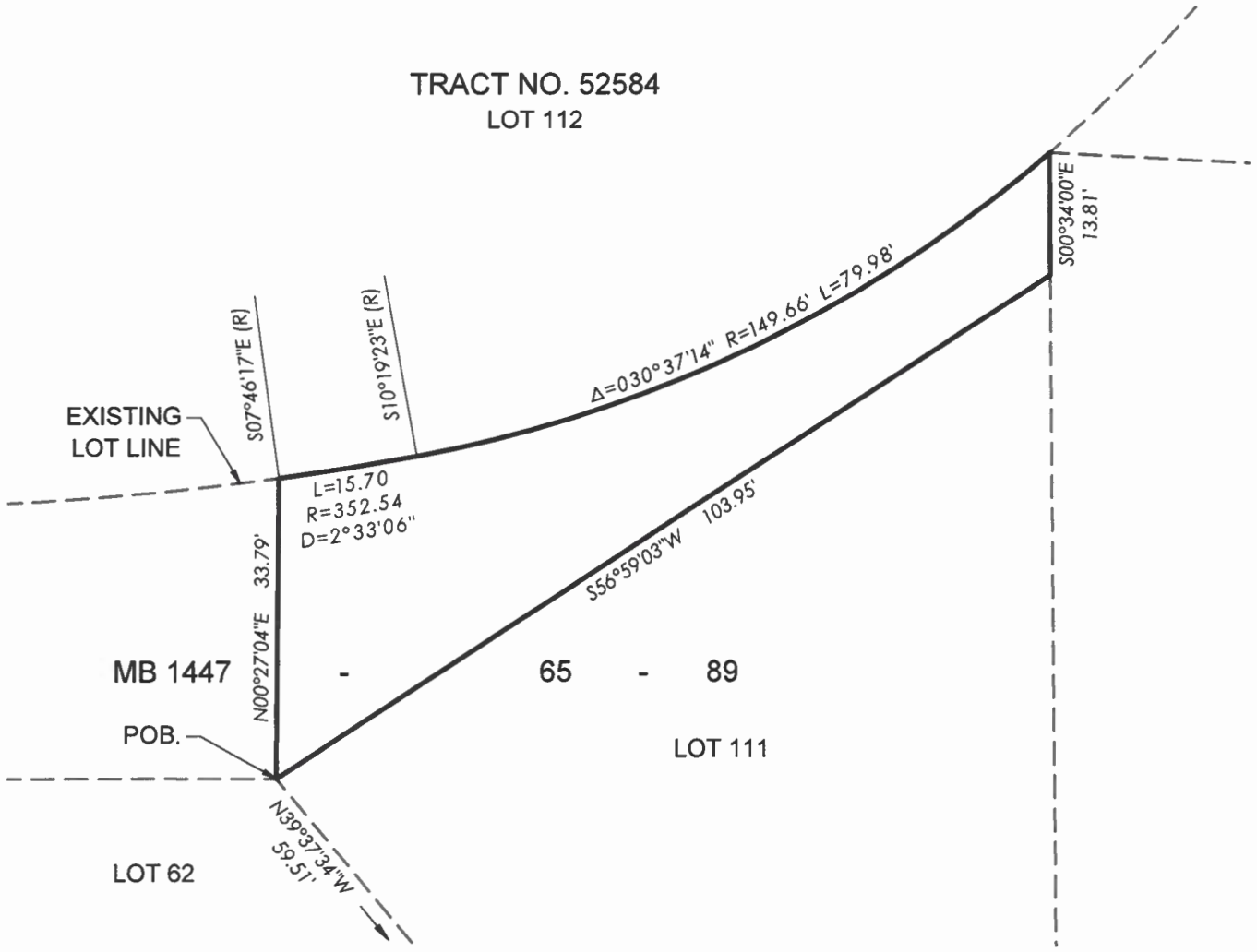
CONTAINING 1,608 SQUARE FEET, MORE OR LESS.

Legal Description prepared by
or under the supervision of:

Eric W. Metz, L.S. 9198 12-11-25

SHEET 1 OF 1

EXHIBIT "B"
EXHIBIT MAP



0 20' 40'

1 in = 20 ft

LEGEND

POB - POINT OF BEGINNING

LICENSED LAND SURVEYOR
ERIC W. MEINZ
NO. 9198
STATE OF CALIFORNIA

12-11-25